

THOMAS BROWN

ESTATES



41 Pleasance Road, Orpington, BR5 3AR

Asking Price: £575,000

- 4 Bedroom Bay Fronted Semi-Detached House
- Walking Distance to St. Mary Cray Station
- Loft & Rear Extended, 2 Bathrooms
- Recently Modernised, Deceptively Spacious





Property Description

Thomas Brown Estates are delighted to offer this very well presented, recently modernised and deceptively spacious, four bedroom two bathroom loft and rear extended, bay fronted semi-detached family home located in a quiet sought after road and within walking distance to St. Mary Cray Station (excellent links to London Victoria, Blackfriars and the Kent coast) and Nugent Shopping Centre (both within 10-20 minute walk away). The accommodation on offer comprises: entrance porch and hall, lounge, WC and a fantastic 22'11x17'06 open plan family/kitchen/dining room that spans the rear of the property with direct access to the south facing rear garden. To the first floor are three bedrooms (two being doubles) and the family bathroom. To the second floor is the master bedroom and a shower room. Externally there is a landscaped low maintenance rear garden perfect for alfresco dining and entertaining and a block paved drive to the front. Pleasance Road is well located for local schools, shops, bus routes and St Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of specification and location on offer.



ENTRANCE PORCH

Double glazed door to front, double glazed window to front and side, coconut mat.

ENTRANCE HALL

Door to front, under stairs storage cupboard, wood effect flooring, radiator.

LOUNGE

13' 01" x 12' 06" (3.99m x 3.81m) Gas log fireplace, double glazed bay window to front, wood effect flooring, radiator.

FAMILY/KITCHEN/DINING ROOM

22' 11" x 17' 06" (6.99m x 5.33m) Range of matching wall and base units with worktops over, one and a half bowl sink, integrated double oven, integrated induction hob with extractor over, integrated washing machine, integrated dishwasher, space for American fridge/freezer, central island/breakfast bar, pantry cupboard, double glazed window and double glazed sliding door to rear, wood effect flooring, two radiators.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, wood effect flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM

13' 07" x 11' 05" (4.14m x 3.48m) Double glazed bay window to front, ceiling fan, carpet, radiator.

BEDROOM

11' 07" x 11' 06" (3.53m x 3.51m) Fitted wardrobe, double glazed window to rear, ceiling fan, laminate flooring, radiator.



BEDROOM

7' 07" x 6' 11" (2.31m x 2.11m) Double glazed window to front, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to side and rear, wood effect flooring, heated towel rail.

STAIRS TO SECOND FLOOR LANDING

Double glazed opaque window to side, carpet.

MASTER BEDROOM

16' 11" x 12' 08" (5.16m x 3.86m) Sharps fitted wardrobes and storage in the eaves, double glazed window to rear, two Velux windows, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed opaque window to rear, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

40' 0" x 24' 0" (12.19m x 7.32m) Landscaped, patio, workshop, side entrance.

OFF STREET PARKING

Block paved drive for 2/3 vehicles.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

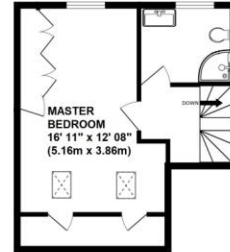
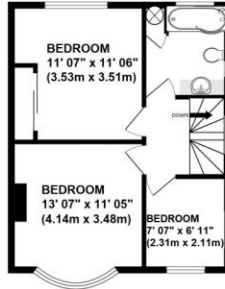
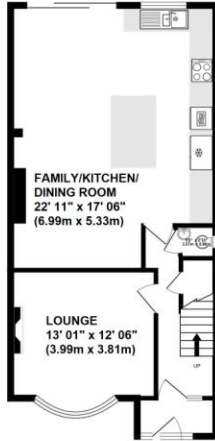




GROUND FLOOR
812 sq.ft. (75.5 sq.m.) approx.

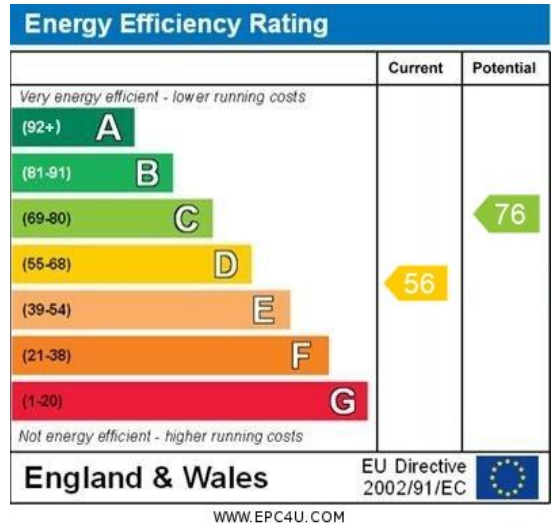
1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.

2ND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1585 sq.ft. (147.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Construction: Standard

Council Tax Band: D

Tenure: Freehold

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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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